

Comprehensive Plan Implementation Committee Minutes July 6th, 2009

Present: John Papacosma, Elsa Martz, Robin Brooks, Burr Taylor, David Chipman, Louise Huntington, Planner Carol Tukey

Minutes were amended to remove a reference to the specific acreage on Hildreth Road proposed as a demonstration lot.

The revised **Mission Statement for CPIC for 09-10** was approved.

Buildout Map

Two areas in Harpswell Center are to be combined into one.

Demonstration Lot on Hildreth Road

The HCC has determined there is enough room for a building lot. The demo lot will be overseen by the HCC.

Village Districts

*To encourage growth close to historically built-up areas, a one-acre subdivision lot size will be considered.

*Clustering in subdivisions will be recommended.

*Smaller lot sizes will be discussed.

*Allowed uses in village districts will be discussed with consultant Beth Dellavalle.

*Criteria for village districts:

close to existing dense residential development

amenities for community life (such as shops, churches, libraries)

absence of constraints (e.g. slope, wetlands, natural features, conserved parcels)

suitable soils

infill potential

developable open space

Rural Districts

*Lot Sizes in subdivisions will stay at 2 acres per residence, with clustering recommended.

*Rural areas have homes, farms, light industry, in-home businesses, educational institutions.

CPIC Work Schedule

A work schedule spread sheet was passed out. We have fallen several months behind our original plans. When appropriate, we will schedule workshop meetings to go over our proposals.

Impact of the Ransom Water/Septic Study, Phase II

This study has informed our work, although it did not actually help us to include or exclude particular building densities.

Next meeting is Monday, August 3rd, at 3:00 p.m.

Respectfully submitted, Louise Huntington, secretary